



**An  
Phríomh-Oifig  
Staidrimh**

Central  
Statistics  
Office

# **Standard SIMS Report: Agricultural Land Prices 2020**



# **Single Integrated Metadata Structure (SIMS) Report**

## **For**

# **Agricultural Land Prices**

This documentation applies to the reporting period:  
**2020**

Last edited:  
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CENTRAL STATISTICS OFFICE  
Skehard Road, Cork T12 X00E  
021 4535000  
[www.cso.ie](http://www.cso.ie)



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## 2. Introduction

The Agricultural Land Prices (ALP) publication measures land price indicators for land sold purely for agricultural use in Ireland. The Agricultural Land Prices publication was initially launched in 2017 detailing data for 2013-2015. The data is based on actual transaction data collected from the Revenue Commissioner's Stamp Duty Returns data.

The CSO first published information on Agricultural Land Sales in 1991 based on data from the valuations office. The publication was discontinued in 2005 due to difficulties in distinguishing between agricultural land and development land.

In 2014, Ireland started producing agricultural land prices data at NUTS 2 level as part of a voluntary agreement with Eurostat and Member States and this data was made available on Statbank. However, in 2017 in response to consultations with data users, the CSO launched a new publication called Agricultural Land Prices which featured land price information at NUTS 3 level with additional indicators on volume, value and transaction numbers.

## 3. Contact

<b>Contact Organisation:</b>	Central Statistics Office
<b>Contact Organisation Unit:</b>	Business Statistics Directorate
<b>Contact Name:</b>	Anthony Dawson
<b>Contact person function:</b>	Statistician
<b>Contact Mail address:</b>	Skehard Road, Cork Ireland, T12 X00E
<b>Contact email address:</b>	Mr Dawson@cso.ie
<b>Contact Phone Number:</b>	Tel: +353 21 4535521
<b>Contact Fax Number:</b>	

## 4. Metadata Update

### 4.1. Metadata last certified

02/05/2023

### 4.2. Metadata last posted

May 2023

### 4.3. Metadata last update

02/05/2023



## 5. Statistical Presentation

### 5.1. Data Description

The ALP publication is a full census of transactions of land sold purely for agricultural use. In addition to median and mean prices, the ALP publication is accompanied by an extensive range of additional statistics including transaction numbers, volume and value of agricultural land sold.

ALP is compiled to a NUTS 2 level for Eurostat as part of a voluntary agreement between member states. It is used as a key policy analysis indicator for the Directorate General for Agriculture and Rural Development of the European Commission.

### 5.2. Classification System

Agricultural Land Prices use NUTS3 regional classification.

### 5.3. Sector Coverage

Not applicable.

### 5.4. Statistical Concepts and definitions

The principal variables disseminated by the ALP release refer to:

**Median Price per Acre:** Median price is the value directly in the middle when the transactions are sorted in order of price per acre. By taking the median price, the final figure is less susceptible to being skewed in one direction or another by extremely large or extremely small values, giving a better idea of the typical price of one acre of land in Ireland.

**Mean Price per Acre:** The mean price per acre was calculated by dividing the total value of the land sold in each region by the total land sold in each region.

**Value of Land Sold:** The total amount of money spent on agricultural land.

**Volume of Land Sold:** The total area of agricultural land sold.

**Number of transactions:** The total number of transactions taken place.

According to the market price concept, the **price of agricultural land** (arable land, permanent grassland) is the price received/paid by the holder in free trade without deduction of taxes or levies and without the inclusion of subsidies. In practice, this means the actual price agreed upon by the transactors. Any taxes that the seller may have to subsequently pay as a result of selling the land, such as capital gains tax, would not be deducted from the price.

The selling/purchase price of land should thus:

- exclude costs of transferring ownership (therefore lawyer's fees, registration taxes and real estate tax are not included in the land price);
- exclude deductible VAT;
- exclude the entitlements related to the land;
- exclude the value of any monetary compensation received by farmers for the sale/acquisition of the Utilized Agricultural Areas (UAA);
- exclude the value of any building on the sold/purchased agricultural land;
- exclude inheritance transfers

The ALP publication details the price of land sold purely for use in the agricultural sector in a given year. Land purchased for non-agricultural reasons along with land purchased with a dwelling attached to the land are specifically out of scope.

The Agricultural Land Prices covers the following NUTS3 regions for volume, value and price information.

- Border region
- Dublin



- Mid-Eastern region
- Mid-West region
- Midland region
- South-East region
- South-West region
- Western region.

Further definitions that may help understand the breakdown of figures in the release include:

**Arable Land:** Land worked regularly, generally under a system of crop rotation.

**Permanent Grassland:** Land used permanently (for five or more years) to grow herbaceous forage crops, through cultivation (sown) or naturally (self-seeded) and which is not included in the crop rotation on the holding.

**Commonage:** Commonage is defined as land in which multiple tenants hold an undivided share in the property and have a distinct and separate interest in that property. The land is not physically divided so no one person owns a particular part of the property. That is to say, it is communally owned and operated, and third parties must treat the co-owners as a single unit for transactions in respect of the land. Commonage land transactions are not included in the figures.

## 5.5. Statistical Unit

The units of observation and the units of collection are one and the same for ALP. Both are represented by Stamp Duty Returns, which denote the transfer of the land from one legal owner to another. The unit of presentation is also the same for ALP, as the ALP is based on the price actually paid on the date of legal transfer of the land, also known as the date of execution of the transaction.

## 5.6. Statistical Population

All Farm/ Farmers involved in agricultural land sales in the state of Ireland.

## 5.7. Reference Area

State

## 5.8. Time Coverage

2013-2020

## 5.9. Base period

Not applicable.

## 6. Unit of Measure

In each publication, the number of transactions are presented in absolute figures. Areas are presented in acres and data in hectares is available on PxStat. Money is denoted in Euros and prices in euro per acre.

## 7. Reference Period

2020



## 8. Institutional Mandate

### 8.1. Legal Acts and other agreements

No formal agreements in place.

### 8.2. Data Sharing

Not applicable.

## 9. Confidentiality

### 9.1. Confidentiality – policy

All information supplied to the CSO is treated as strictly confidential. The Statistics Act, 1993 sets stringent confidentiality standards: Information collected may be used only for statistical purposes, and no details that might be related to an identifiable person or business undertaking may be divulged to any other government department or body.

These national statistical confidentiality provisions are reinforced by the following EU legislation: Council Regulation (EC) No 223/2009 on European statistics for data collected for EU statistical purposes.

Further details are outlined in the CSO's Code of Practice on Statistical Confidentiality.

For more information on the CSO confidentiality policy please visit:

<https://www.cso.ie/en/aboutus/lgdp/csodatapolicies/statisticalconfidentiality/>

### 9.2. Confidentiality – data treatment

All administrative data sources used in compilation of the ALP are treated as strictly confidential in accordance with Part V of the Statistics Act (1993). The data is not disclosed by the CSO to any other Government Department or outside body.

## 10. Release Policy

### 10.1. Release Calendar

The date of dissemination of all statistics released by CSO can be found in the Release Calendar published in CSO.ie. This calendar is regularly updated.

### 10.2. Release calendar access

The release calendar can be accessed via the CSO website, [www.cso.ie](http://www.cso.ie), or directly from this link:

<https://www.cso.ie/en/csolatestnews/releasecalendar/>

### 10.3. User access

In accordance with Principle 6 of the European Statistics Code of Practice all users of CSO statistics have equal access via the CSO website at the same time of 11 am. Any privileged pre-release access to any outside user is limited, controlled and publicised.

The CSO recognises that in very limited circumstances a business need for pre-release access may be substantiated. Any form of pre-release access is a privilege and a strict CSO pre-release access policy is adhered to for these special requests. The full pre-release access policy can be accessed at

<https://www.cso.ie/en/aboutus/lgdp/csodatapolicies/csopolicyonpre-releaseaccess/>





The various results are published nationally in statistical release format as well as on the CSO website ([www.cso.ie](http://www.cso.ie)). Selected extracts from the results are posted on the CSO's data dissemination database, PxStat.

## 11. Frequency of Dissemination

Agricultural Land Prices are disseminated on an annual basis.

## 12. Accessibility and clarity

### 12.1. News release

None.

### 12.2. Publications

A national electronic publication "Agricultural Land Prices" containing the result for volume, value and mean and median prices are published annually.

<https://www.cso.ie/en/statistics/agriculture/agriculturallandprices/>

### 12.3. On-line database

The complete results for these indicators are published on PxStat (the CSO's main dissemination service). The tables are available directly from this link: <https://data.cso.ie/product/ALP>

#### 12.3.1. AC 1. Data tables - consultations

Not calculated.

### 12.4. Micro-data Access

Not applicable.

### 12.5. Other

Annual ALP results are published in the CSO's Statistical Yearbook of Ireland.

<https://www.cso.ie/en/statistics/statisticalyearbookofireland/>

#### 12.5.1. AC2. Metadata consultations

Not calculated.

### 12.6. Documentation on Methodology

Further documentation on the methodology used to compile this output can be accessed from the methods page on [cso.ie](http://cso.ie) or directly from this link

<https://www.cso.ie/en/methods/agricultureandfishing/agriculturallandprices/>

#### 12.6.1. AC3 – Metadata completeness – rate

Not calculated.



## 12.7. Quality Documentation

Further documentation on the quality aspects of this release can be accessed from the methods page on [cso.ie](https://www.cso.ie/en/methods/agricultureandfishing/agriculturallandprices/) or directly from this link

<https://www.cso.ie/en/methods/agricultureandfishing/agriculturallandprices/>

## 13. Quality Management

### 13.1. Quality Assurance

#### Quality Management Framework

The CSO avails of an office wide Quality Management Framework (QMF). This framework allows all CSO processes and outputs to meet the required standard as set out in the European Statistics Code of Practice (ESCoP). The QMF foundations are based on establishing the UNECE's Generic Statistical Business Process Model (GSBPM) as the operating statistical production model to achieve a standardised approach to Quality Management. All and any changes implemented to CSO processes and outputs require adherence to the QMF.

### 13.2. Quality Assessment

The CSO requires that all produced outputs complete an annual self-assessment exercise to review the quality of the processes used to generate disseminated products and the quality of the product itself. The latest self-assessment completed by Agriculture Land prices didn't identify necessary changes to processing.

## 14. Relevance

### 14.1. User Needs

Agricultural Land Prices is the official measure of agricultural land prices in Ireland. The uses of ALP include policy and economic analysis. The ALP is used by the Government, policy makers, solicitors and members of the public.

#### 14.1.1. Main National Users

- Teagasc
- Department of Agriculture, Food and the Marine (DAFM)
- General Public

#### 14.1.2. Principal External Users

Eurostat

### 14.2. User Satisfaction

Not measured.

### 14.3. Data Completeness

Not applicable.

#### 14.3.1. Data Completeness rate

Not applicable.



## 15. Accuracy and reliability

### 15.1. Overall accuracy

It is not possible to quantify the quality of the data sources used for the compilation of the ALP. However, stamp duty returns, the principal data source, have a legislative basis with specific rules and sanctions in place for non-compliance. It can be expected that the quality of these data is generally high.

### 15.2. Sampling Error

Not applicable.

#### 15.2.1. A1. Sampling error indicator

Not applicable.

### 15.3. Non-sampling Error

Not applicable.

#### 15.3.1. Coverage error

Not analysed.

##### 15.3.1.1. A2. Over coverage rate

Not applicable.

##### 15.3.1.2. A3. Common units – proportion

Not applicable.

#### 15.3.2. Measurement error

There is a possible error in the size of land parcel sold in the Stamp Duty Returns as some land may be declared in acres as opposed to hectares. However these errors would generally show up in manual checks and as a result there is unlikely to be significant measurement errors with implications for ALP.

#### 15.3.3. Non-Response Error

Non-response is not an issue for ALP. All land purchasers are legally required to complete and submit a stamp duty return and all land is required to be registered with the Property Registration Authority of Ireland. The Geo-Directory necessarily covers all buildings in the state. All data fields in these datasets are completed so item non-response is not an issue.

##### 15.3.3.1. Unit non-response rate

0%

##### 15.3.3.2. Item non-response rate

0%

#### 15.3.4. Processing error

Not applicable



#### **15.3.5. Model assumption error**

Not applicable.

## **16. Timeliness and punctuality**

### **16.1. Timeliness**

The year of transaction for agricultural land transactions is taken from the execution date listed on the stamp duty return. The legal deadline for submitting stamp duty returns is within 44 days of the date of execution of the transaction. However, in some cases, returns are submitted later than this date and as a result more data becomes available in the following year.

To ensure that accurate data is used in agricultural land price statistics, only data which is listed as complete by the Property Registration Authority is used to calculate agricultural land prices. As a result, some property transactions which take place in the reference year may still be awaiting completion for a variety of reasons and therefore cannot be included at the time but may be available with the following year's data.

#### **16.1.1. TP1. Time lag – First results**

First results are released by CSO 13 months after the end of the reference year.

#### **16.1.2. TP2. Time lag – Final results**

25 months. Results of year Y are revised at the time of the publication of the year Y+1. After that they are considered final.

### **16.2. Punctuality**

The Agricultural Land Prices release always disseminated in accordance with the date specified in the CSO's advance release calendar.

#### **16.2.1. TP3. Punctuality – Punctuality - delivery and publication**

0 days.

## **17. Comparability**

### **17.1. Comparability – Geographical**

At the moment there is no European comparability of data as Eurostat don't publish data on agricultural land prices.

#### **17.1.1. CC1. Asymmetry for mirror flow statistics**

Not applicable.

### **17.2. Comparability over time**

In terms of comparisons of results over time, median and mean prices should not be used to compare price evolution from year to year as the mix of agricultural land sold in different periods can change over time.



#### **17.2.1. Length of Comparable Time series**

3 years.

### **17.3. Coherence – cross domain**

Annual data is compared to the previous year to ensure consistency. The figures are also compared to other national publications on land prices, however the methodology between different surveys can be large.

#### **17.3.1. Coherence – Sub annual and annual statistics**

Not applicable.

#### **17.3.2. Coherence with National Accounts**

Not applicable.

### **17.4. Coherence – internal**

Not applicable.

## **18. Cost and Burden**

The burden placed on respondent for the generation of the ALP release is negligible since all the data is received from administrative sources.

## **19. Data Revision**

### **19.1. Data Revision Policy**

Published statistics are subject to correction and revision for a variety of reasons. The most common reasons include the receipt of additional information (for example, late survey responses) and updated seasonal factors. Occasional revisions also occur as a result of changes to definitions, methodology, classifications and general updating of statistical series.

It is recognised internationally that the existence of a sound revisions policy maintains credibility in official statistics. The CSO General Revisions Policy, which details how revisions should be managed and communicated to users, outlines the three main types of revisions:

- Planned Routine Revisions
- Planned Major Revisions
- Unplanned Revisions.

One reason for unplanned revisions occurring can be when errors are detected after publication. The 'CSO Error Correction Policy – How to deal with Publication Errors' outlines the steps taken when these errors are detected. As required under Principle 6.3 of the European Statistics Code of Practice, errors detected in published statistics are corrected at the earliest possible date and users are informed. An important step in the process is the documentation and analysis of errors that have occurred and their causes. This allows the CSO to take measures preventing similar errors from occurring in the future and uniformity in dealing with them when they do.

The data revision policy that CSO statistics adheres to can be found via the following link:

<https://www.cso.ie/en/methods/quality/treatmentofrevisions/>

### **19.2. Data Revision Practice**

The latest ALP release includes revision to the results for previous years 2013 to 2019. These revisions reflect a more complete picture of agricultural land sales and took place as a once off exercise.



When the series was introduced in 2017, the analysis was confined to transactions which were confirmed as completed on the Property Registration Authority (PRA) system. Transactions marked as pending at the end of the relevant year were not included in the calculations. On further examining data relating to pending transactions, the CSO has decided to include both completed and pending transactions in the yearly analysis.

#### **19.2.1. Data Revision – Average size**

Not calculated.

## **20. Statistical processing**

### **20.1. Source Data**

The main data source used consist of transactions obtained electronically from the Revenue Commissions' Stamp Duty Returns. In addition to this there are other sources used to generate the results which include:

- Property Registration Authority of Ireland (PRAI)
- CSO's Farm Structure Survey (FSS)
- An Post's Geo-Directory

Transactions are excluded if they fall under the following categories:

- Transactions for non-agricultural purposes, e.g. lifestyle buyers, construction sites, etc.
- Transactions with monetary compensation attached to the land, e.g. the sale or gift of land to charities or approved sporting bodies
- Any transactions with entitlements related to the land, e.g. entitlements to the Basic Payment Scheme are associated with the land and can be transferred when the land is sold
- Any land sold with a dwelling attached to the land
- Any inheritance transfer, e.g. transfers of property to a spouse, a descendent, civil partner or cohabitant
- Any commonage which is described as such in the PRAI data
- In addition to these exclusions, properties sold for under a threshold of €100 are excluded

#### **20.1.1. Population and sampling frame**

All agricultural land sales

#### **20.1.2. Sampling design**

Not applicable.

#### **20.1.3. Survey size**

Not applicable.

#### **20.1.4. Survey technique**

The principal data source used to compile Agricultural Land Prices is stamp duty data collected by the Revenue Commissioners. Every month an encrypted dataset of all stamp duty returns filed the previous month is securely transferred to the CSO's Administrative Data Centre for processing.



## 20.2. Frequency of data collection

Monthly.

## 20.3. Data Collection

The principal data source used to compile Agricultural Land Prices is stamp duty data collected by the Revenue Commissioners. Every month an encrypted dataset of all stamp duty returns filed the previous month is securely transferred to the CSO's Administrative Data Centre for processing. Agricultural Land Prices are compiled entirely from administrative data.

### 20.3.1. Questionnaire (including explanations)

Not applicable.

### 20.3.2. Survey Participation

Not applicable.

### 20.3.3. Data Capture

The stamp duty is obtained from the Revenue Commissioners on a monthly basis via a secure link. The Property Registration Authority data is collected on an annual basis via email. The data is converted to a SAS dataset and is combined with data from the Geo-Directory and the CSO's Farm Structure Survey and all further processing takes place in SAS.

## 20.4. Data Validation

Apart from data matching and exclusion detection described under 'Source Data' other edit checks are applied to the data.

For example, any outliers in each region are investigated using a combination of sources to determine whether they are true market value transactions. If the transaction is found to match any of the criteria for exclusion or to not be of market value, then it is manually excluded from the dataset.

## 20.5. Data Compilation

Individual Stamp Duty Returns are matched to their corresponding PRAI data based on stamp certificate number, which is common to both datasets. PRAI data contains information on commonage and also X and Y co-ordinate seedpoints to determine the location of the land sold. Using the data from Geo-Directory, the X and Y co-ordinate seedpoint is matched to the small area code detailed in the Geo-Directory. Finally, the transaction is assigned a land type based on the land type associated with the small area code listed in the CSO's Farm Structure Survey.

### 20.5.1. Imputation (for Non-Response or Incomplete Data Sets)

Not applicable.

#### 20.5.1.1. A7. Imputation rate

Not applicable.

### 20.5.2. Grossing and Weighting

The prices were weighted with areas drawn from Farm Structure Survey 2016.



## **20.6. Adjustment**

Not applicable.

### **20.6.1. Seasonal Adjustment**

Not applicable

## **21. Comment**